

## Kay, Hayley

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**From:** Steve Massey  
**Sent:** 24 October 2018 11:38  
**To:** Barnes Laura  
**Cc:** Planning Comments (SMDC)  
**Subject:** SMD/2018/0506 - The Firs, The Hollow, Caverswall

**Categories:** Hayley

Laura,

My previous discussion with the applicant enabled confirmation that a BS 5837:2012 tree survey/arboricultural impact assessment report was not required in relation to this application for a proposed two storey front extension, but also provided measurements of stem diameter and stem distance from the proposed extension with regard to a mature Beech tree situated on the frontage of the adjacent property, Copper Beeches.

From this, it has been established that the proposed extension footprint would be outside the BS 5837-derived Root Protection Area (RPA) of this tree, with no new underground drainage or utility services excavations required within the RPA. On this basis there would be no significant direct impact on the tree's roots. No significant crown pruning would be required to accommodate the proposed development, and with all new principle windows facing the front (south-east) outlook and only an en-suite window facing towards the tree, there would also be no significant shading/over-bearing effects arising.

I therefore have no objection to this application.

The RPA of the Beech is mostly contained off-site, within the frontage of its own property Copper Beeches and therefore should not require physical temporary protection during construction; however, a small part of the RPA extends into the application site and adjacent to the proposed extension footprint. Although standard tree protection barriers would be impractical here due to construction access space required alongside the extension (including for any scaffolding), it would still be beneficial to provide temporary ground protection to guard against soil compaction leading to root damage.

I would therefore request that the following condition be imposed in the event that planning permission is granted:

1. Before the commencement of development (including any demolition, site clearance, site stripping or site establishment) temporary ground protection measures shall be provided along the north-east side of the development hereby approved i.e. between the proposed extension footprint and the hedged boundary of the site in order to protect against soil compaction and resultant damage to the roots of the adjacent mature Beech tree situated at the neighbouring property Copper Beeches, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Such ground protection should comprise either: scaffold boards supported on a scaffold frame driven into the ground to form a suspended walkway (which itself may be incorporated as part of any general construction scaffolding required for standard elevated building operations); or scaffold boards resting on a compression-resistant layer eg 100m depth of woodchip, laid onto a suitable water- and air-permeable membrane eg geotextile.

**Steve Massey**

Arboricultural Officer / Operational Services  
Staffordshire Moorlands District Council and High Peak Borough Council

*Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ*  
Tel: 01538 395788      Mobile: 07545 423071

E-mail: [steve.massey@staffsmoorlands.gov.uk](mailto:steve.massey@staffsmoorlands.gov.uk)

[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

[www.highpeak.gov.uk](http://www.highpeak.gov.uk)

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